



I & II MAIN PLAZA

—
THE OPPORTUNITY



I & II MAIN PLAZA – THE OPPORTUNITY

THE I & II MAIN PLAZA OPPORTUNITY - 610 & 616 South Main Street

BUILDING HIGHLIGHTS:

- Strategically Located in the Deco Arts District
- Elevated Service and Security Offering
- Attractive Suite Opportunities – Varying Sizes Now Available
- Convenient Access to a Variety of Parking Options
- Located Immediately Adjacent to the Art Deco Lofts & Apartments Building
- Experience the Annual Downtown Midweek Market – Tulsa Farmers' Market - Across the Street at Chapman Park
- Walkability Factor: Enjoy Downtown Tulsa Restaurants, Entertainment Venues, Residential Options, and Lodging/Hotel Options
- Live, Work, and Play in the Deco Arts District
- Exclusively Operated by Price Family Properties, LLC

THE OPPORTUNITY

- Top Floor - One (1) Full Floor Plate Available: 13,542 +/- RSF





EXPERIENCE THE DECO DISTRICT - ALL WITHIN WALKING DISTANCE



PPF - Office Buildings

- Arvest Tower
- First Place Tower
- Park Centre Building
- Philcade Building
- Petroleum Club Building
- I & II Main Plaza
- Pythian Building

PPF - Residential Buildings

- 111 Lofts
- Transok Apartments
- Oil Capital Building
- New Project – Arco Building

Tulsa - Districts

- Cathedral District
- Blue Dome District
- East Village District
- Tulsa Arts District
- Greenwood District
- Pearl District
- Kendall Whittier
- Cherry Street
- Brookside

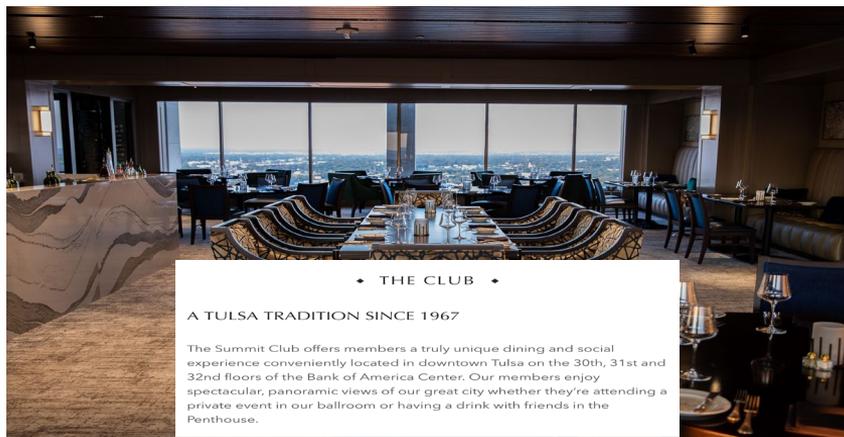
Dining Options

- The Summit Club
- Boston Avenue Grille & Catering
- Cherry Street Kitchen
- Tuly's Tacos
- Topeca Coffee
- JJ Deli
- il seme
- Elote Café & Catering
- Boston Title & Abstract
- Lou's Deli
- Roppongi
- Deco Deli
- Daily Grill
- Kai Vietnamese Cuisine
- The Boulder Grill
- Steakfinger House
- The Vault Restaurant
- Jimmy John's
- Rose Rock Microcreamery
- New Atlas Grill
- Chamber at Tulsa Club Hotel





PORTFOLIO ATTRACTIONS



◆ THE CLUB ◆

A TULSA TRADITION SINCE 1967

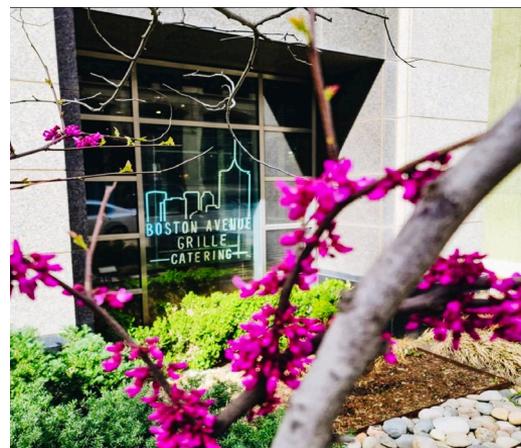
The Summit Club offers members a truly unique dining and social experience conveniently located in downtown Tulsa on the 30th, 31st and 32nd floors of the Bank of America Center. Our members enjoy spectacular, panoramic views of our great city whether they're attending a private event in our ballroom or having a drink with friends in the Penthouse.



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COFFEE ROASTERS



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THE LUXURY OF CONVENIENCE



Art Deco Lofts & Apartments Building – Residential



111 Lofts Building – Residential



Arco Building – Residential



The Summit Club – Arvest Tower



First Place Tower -Fitness Center



Topeca Coffee – Philcade Building



THE EXPERIENCE IS THE DIFFERENCE

Dear Prospective Tenant,

It has become clear that organizations require far more than an efficiently configured office space. Given the exceedingly competitive environment, organizations now require an all-inclusive office solution that delivers a meaningful experience. This underscores the importance of office solution alignment – the chosen office solution ultimately becomes an extension of an organization and should complement company culture and enhance talent recruitment and retention initiatives. The experience is the difference, and that is a core component of the value proposition that we deliver at Price Family Properties.

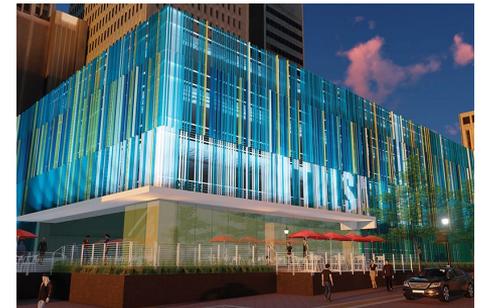
Please allow us the opportunity to deliver the experience that your organization deserves.

Anderle F. Khaled

Very truly yours,

Anderle F. Khaled, Executive Vice President

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PRICE FAMILY PROPERTIES



The communication contained in this email is not intended to establish binding legal obligations, but rather to set forth a transaction structure as a basis for negotiations. Nothing contained in this email (including attachments) should be construed as a binding offer or to impose any legally binding obligation of any kind upon Tenant or Landlord. Neither Landlord nor Tenant shall have any obligation to complete a transaction described herein unless and until a mutually satisfactory Lease is fully executed and delivered to both parties. Until any such execution and delivery of a Lease, either party may terminate all negotiations and discussions of the proposed transaction for any reason, without cause, and without liability.